

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 22, 2007

M.W. Catlin
6459 Bay Road
Mobile, AL 36605

Re: Case #SUB2007-00147
Glisson Addition to Pine Hill Drive Subdivision
615, 617, and 621 Pinehill Drive
(East side of Pinehill Drive, 255'± North of Salvia Street North).
2 Lots / 0.5± Acre

Dear Applicant(s) / Property Owner(s):

At its meeting on June 21, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25 foot minimum building setback on both lots as per Section V.D.9 of the Subdivision Regulations;**
- 2) a note on the final plat limiting the site to the existing curb cuts;**
- 3) labeling of each lot with size in square feet, or a table provided on the plat with the same information;**
- 4) Compliance with Engineering Comments (*Show limits on x-shaded flood plain. Show minimum finished floor elevation on each lot. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit*);**
- 5) full compliance with all municipal codes and ordinances.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

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It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Rowe Surveying & Engineering Co., Inc.